



The Malthouse
Princes Risborough

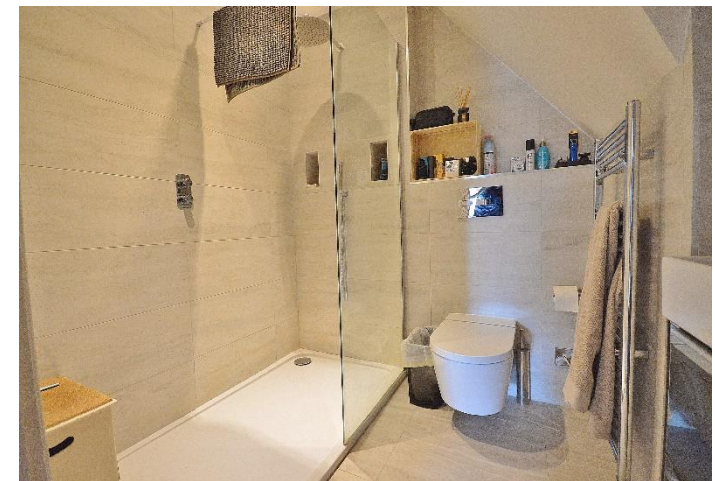
TIM RUSS
& COMPANY



The Malthouse
Malthouse Square
Princes Risborough
Buckinghamshire
HP27 9AZ

A modern one bedroom apartment
with secure video phone access and
a lift and in the centre of the town.

£250,000



The Property A modern one bedroom first floor apartment with secure video phone access and a lift and in the centre of the town.

The property forms part of a development of stylish and contemporary apartments which were built in 2019 to a high specification including thermostatic underfloor heating, LED recessed lighting and low energy gas boiler.

The accommodation comprises a spacious entrance hall, an open plan kitchen/sitting/dining room. The great size dual aspect bedroom is full of light and overlooks the High Street. The bathroom is fitted to a high standard with Bluetooth, anti-mist mirror and a large walk in shower.

To the outside the property has well kept communal hallways, communal bike and bin stores.

The apartment benefits from the remainder of the 10 year new home warranty.

Location Princes Risborough is an attractive small market town offering a comprehensive range of shops for day to day facilities including a Tesco supermarket and Marks and Spencer Foodhall, doctors and dental surgeries, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool.

The mainline railway station provides quick access to London Marylebone. For the motor commuter, the M40 (junction 4 High Wycombe) provides fast access to Central London, the M25, M4 and Heathrow Airport. Schooling in the area is highly regarded in both public and private sectors.

There are many pleasant walks and bridleways within the area.

Viewings Strictly by appointment only.

Tenure: Leasehold

Lease: 150 years from 2020

Maintenance: £1167.75 Per annum
£200 Ground rent Per annum

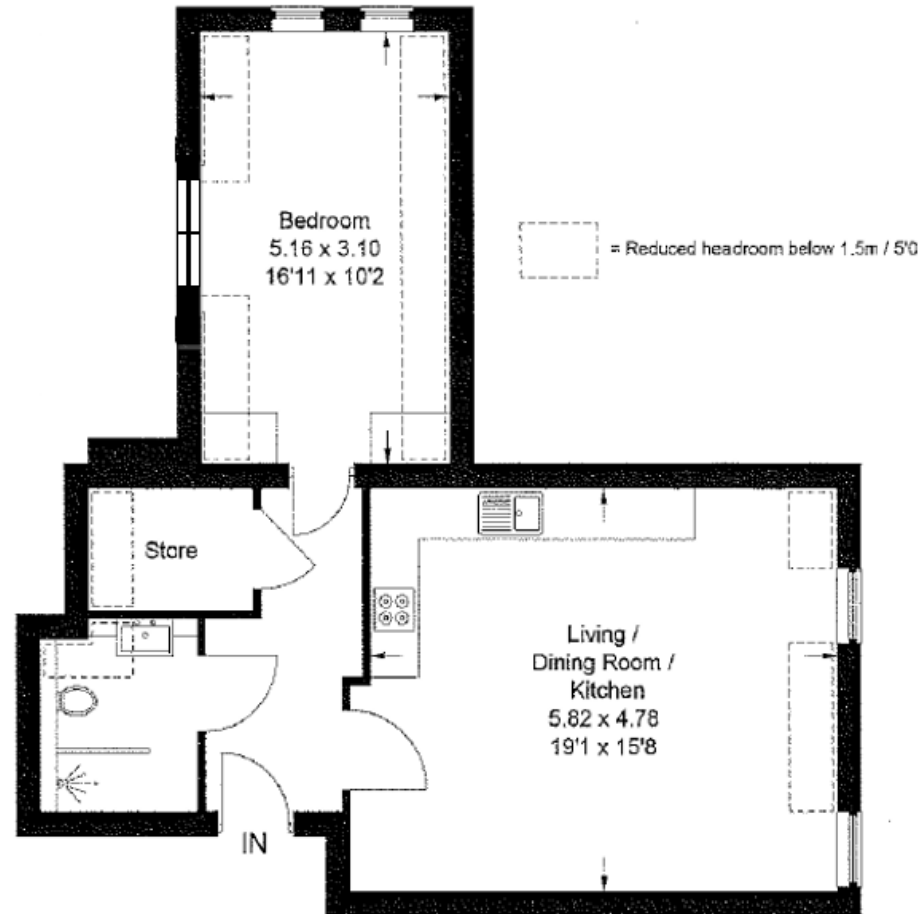
Council Tax: Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Malthouse

Approximate Gross Internal Area = 49.6 sq m / 533.89 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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